

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING---December 15, 1965

Appeal No. 8510 First Church of Christ, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 22, 1965:

DATE OF THIS ORDER -- February 10, 1966

ORDERED:

That the appeal for permission to establish a nursery school with thirty children in the basement of premises at 1215 Hamlin St., NE., lot 830-831, Sq. 3934, be conditionally granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

- (1) Appellant's property, which is located in the R-1-B District, has a frontage of 100 feet on Hamlin Street with a depth of 165 feet. The property is improved with an existing church building. The property contains an area of 16,500 square feet of land.
- (2) Appellant proposes to establish a nursery school with thirty children between the ages of two to five years. Hours of the school will be from 7:30 a.m. to 5:30 p.m. five days a week. No provision is made for transportation to the school at present except by parents.
- (3) Appellant proposes that classes will be conducted in the basement of the church. The church has four baths, kitchen, and living room which will be subdivided.
- (4) Ample play area on the property is provided for the number of children contemplated.
- (5) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

It is our opinion that this nursery school is so located and the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or other objectionable conditions. We are further of the opinion that this school is reasonably necessary or convenient to the neighborhood which it is proposed to serve.

This Order shall be subject to the condition that the majority of the pupils attending this school shall come from within a ten block radius.